

## **Grant**

Grant is bounded by Eight Mile to the north, McNichols to the south, the Canadian National Railroad to the east and Mt. Elliott to the west. The area is primarily residential with industrial uses along its western and southern boundaries. Grant grew in population by more than five percent between 1990 and 2000. More than sixty percent of the homes in Grant are valued at \$50,000 or more.

### **□ Neighborhoods and Housing**

**Issues:** Grant's neighborhoods contain a stable and sound housing stock. Most of the homes are in good condition. However, there are pockets of vacant land and deteriorated housing.

#### **GOAL 1: Preserve sound neighborhoods**

**Policy 1.1:** Maintain the stability throughout the area, but especially in the area immediately north and south of Nevada, through home repair programs and scattered-site infill development of similar scale and character to the existing housing stock.

### **□ Retail and Local Services**

**Issues:** The Bel-Air Shopping Center at Eight Mile and Conant, and the East Outer Drive/Sherwood commercial center have vacancies and are in need of physical improvements. Additionally, local commercial corridors are blighted with vacant parcels and abandoned buildings.

Adult entertainment venues, particularly along Eight Mile Road, have an adverse impact on the adjacent residential areas.

#### **GOAL 2: Increase the vitality of commercial thoroughfares**

**Policy 2.1:** Market larger commercial and retail centers to local and national retailers.

**Policy 2.2:** Continue policing and monitoring of adult entertainment businesses.

**GOAL 3: Improve the appearance of commercial areas**

**Policy 3.1:** Target resources for façade renovation, building rehabilitation and landscape improvement around the Bel-Air Shopping Center and the East Outer Drive/Sherwood commercial center.

**Policy 3.2:** Encourage code enforcement, the removal of abrasive commercial uses, and physical improvement along Seven Mile and Van Dyke.

**□ Industrial Centers**

**Issues:** A strong industrial corridor exists along the western edge of the area. However, disinvestment has left a number of industrial sites vacant or underutilized. Industrial processes and truck traffic adversely impact the local environment and harm the aesthetic quality of adjacent residential areas.

**GOAL 4: Increase the viability of industrial areas**

**Policy 4.1:** Attract new industries and encourage existing businesses to expand in the industrial corridor.

**GOAL 5: Reduce conflicts between industrial and residential areas**

**Policy 5.1:** Establish and enforce designated truck routes to and from Mt. Elliott and Eight Mile.

**Policy 5.2:** Buffer the negative impacts of industrial land uses upon residential areas in the north and northeast.

## 2000 Census - Demographic Profile



## Neighborhood

## Grant

## Total Population

13,099

1990 Population

12,427

1990 to 2000 Change

672

Percent Change

5.41%

## Race

White Only

1,092

8.34%

Black or African American  
Only

11,388

86.94%

American Indian and Alaska  
Native Only

68

0.52%

Asian Only

247

1.89%

Native Hawaiian and Other  
Pacific Islander Only

0

0.00%

Other Race Only

42

0.32%

Two or More Races

262

2.00%

## Hispanic Origin

Hispanic Origin (Any Race)

45

0.34%

1990 Hispanic Origin

126

1990 to 2000 Change

-81

Percent Change

-64.29%

## Gender

Male

6,081

46.42%

Female

7,018

53.58%

## Educational Attainment

Population 25 or older

7,179

54.81%

HS Graduate or Higher

5,211

72.59%

Assoc. Degree or Higher

821

11.44%

## Age

Youth Population  
(Under 18 Years Old)

4,712

35.97%

1990 Youth Population

3,940

1990 to 2000 Change

772

Percent Change

19.59%

0 to 4 Years Old

1,184

9.04%

5 to 10 Years Old

1,816

13.86%

11 to 13 Years Old

837

6.39%

14 to 17 Years Old

875

6.68%

18 to 24 Years Old

1,208

9.22%

25 to 44 Years Old

3,930

30.00%

45 to 64 Years Old

2,336

17.83%

65 Years Old and Older

913

6.97%

## Households

Households

4,235

Average Household Size

3.07

Population in Group Quarters

86

0.66%

Population in Households

13,013

Family Households

3,083

72.80%

Married Couple Family

1,196

38.79%

Female Householder Family

1,602

51.96%

One Person Households

991

23.40%

## Housing Units

Housing Units

4,587

1990 Housing Units

4,590

1990 to 2000 Change

-3

Percent Change

-0.07%

Vacant Housing Units

355

7.74%

Occupied Housing Units

4,232

92.26%

Owner Occupied

2,696

63.71%

Renter Occupied

1,536

36.29%

## Housing Value

Owner Occupied Units

2,436

Less Than \$15,000

40

1.64%

\$15,000 to \$29,999

329

13.51%

\$30,000 to \$49,999

566

23.23%

\$50,000 to \$69,999

852

34.98%

\$70,000 to \$99,999

556

22.82%

\$100,000 to \$199,999

93

3.82%

\$200,000 or More

0

0.00%

## Household Income

Less Than \$10,000

578

13.65%

\$10,000 to \$14,999

296

6.99%

\$15,000 to \$24,999

720

17.00%

\$25,000 to \$34,999

615

14.52%

\$35,000 to \$49,999

737

17.40%

\$50,000 to \$74,999

738

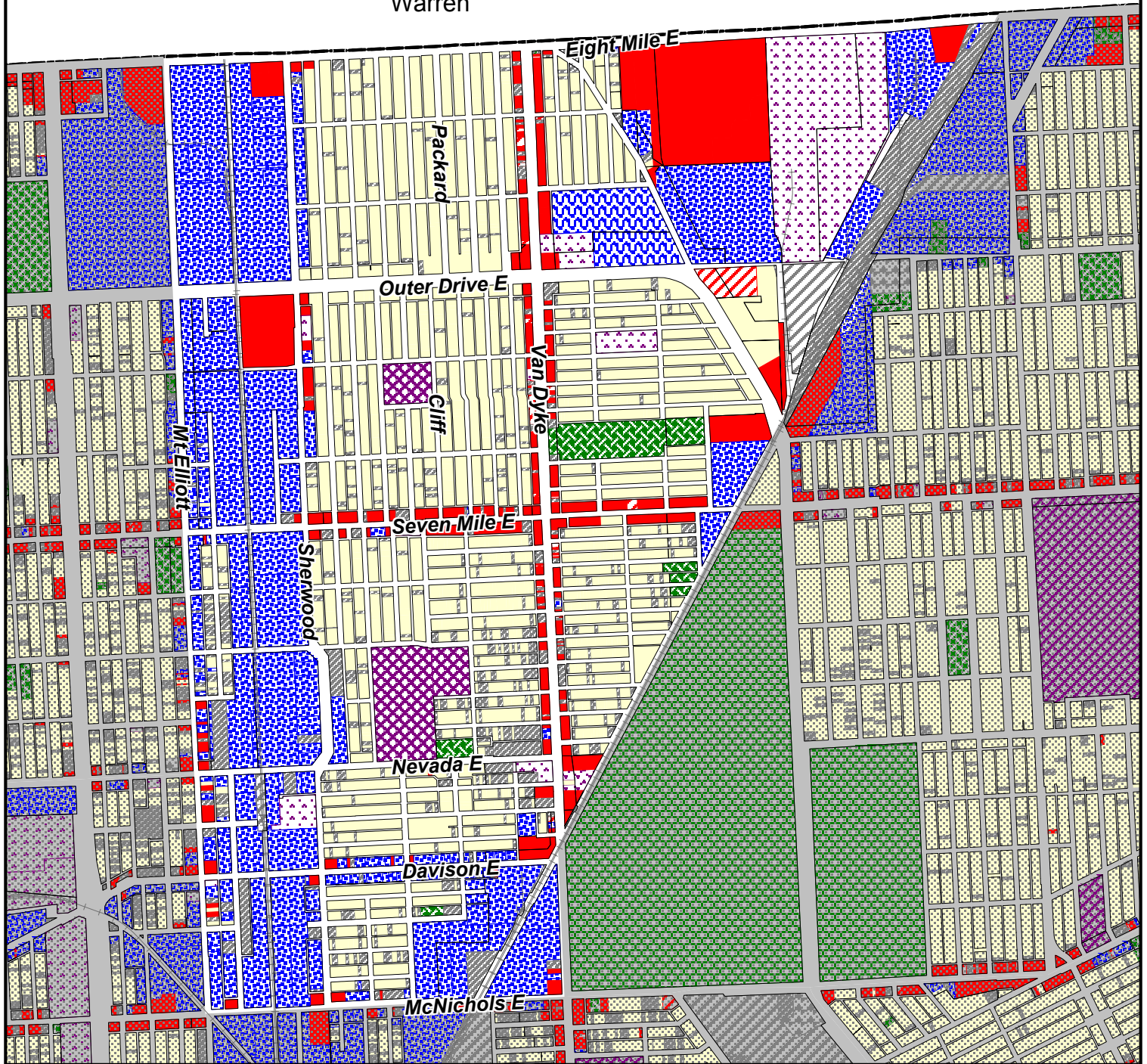
17.43%

\$75,000 or More

551

13.01%

# Warren



Map 1-3A

City of Detroit  
Master Plan of  
Policies

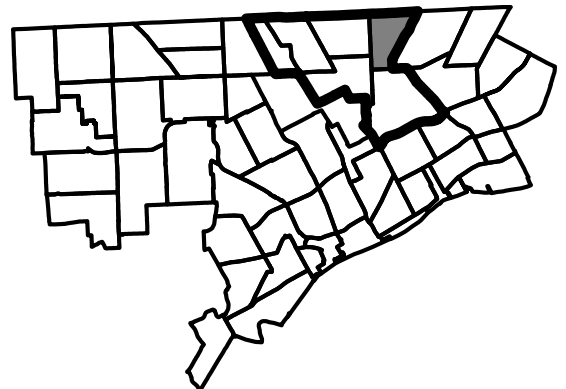
## Neighborhood Cluster 1 Grant

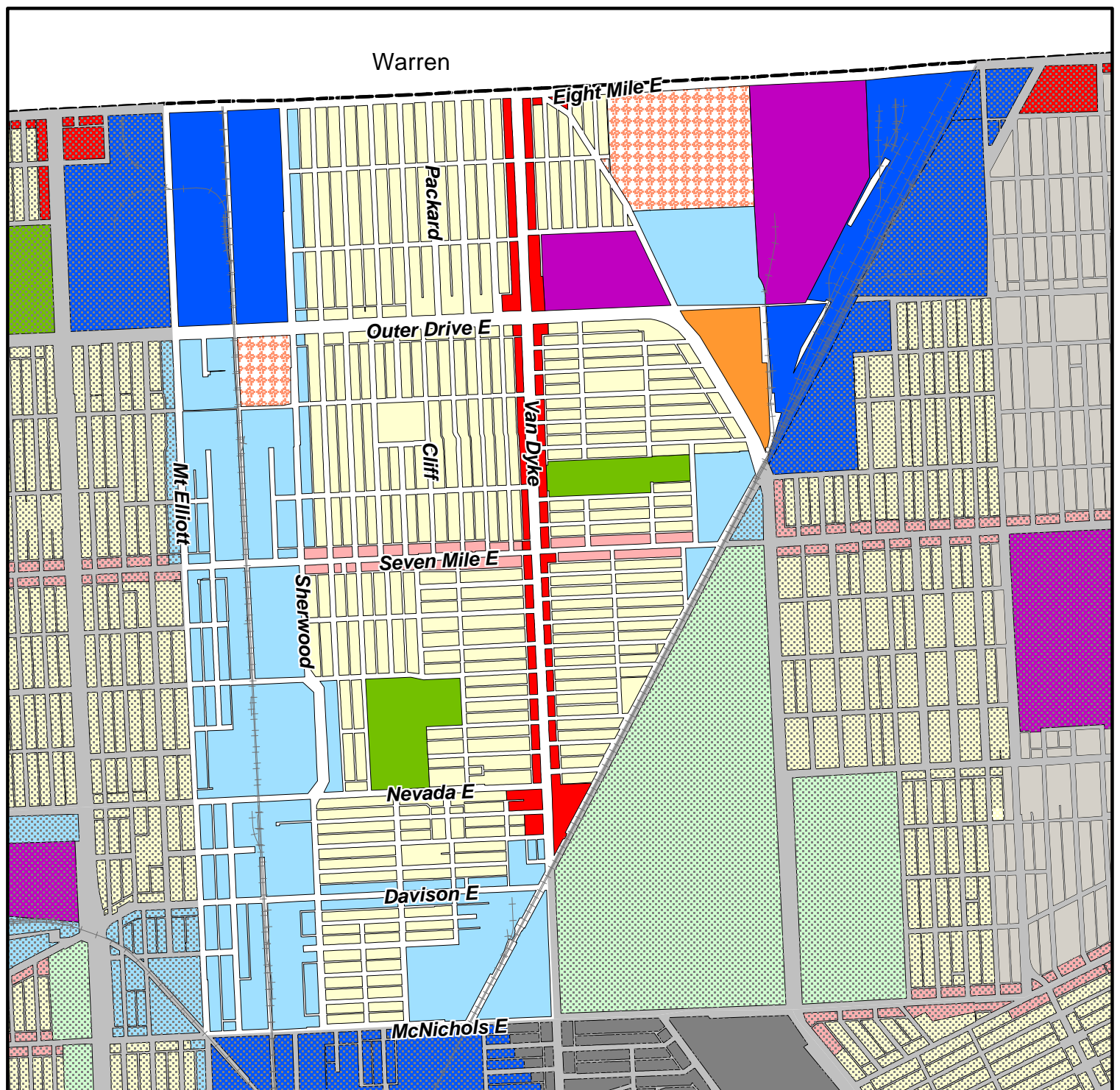


### Existing Land Use \* -

- |                         |                            |
|-------------------------|----------------------------|
| Residential             | School - Primary/Secondary |
| Commercial              | School - Other             |
| Office                  | College/University         |
| Industrial              | Institutional              |
| Transportation          | Cemetery                   |
| Utilities/Communication | Recreation/Open Space      |
| Hospital/Clinic         | Vacant                     |

\* January 2000 Existing Land Use. Sources:  
Detroit Public Schools DataImage database;  
Recreation Department Site Inventory;  
Planning and Development Department's Property Information System (PINS);  
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).





Map 1-3B

City of Detroit  
Master Plan of  
Policies

## Neighborhood Cluster 1 Grant



### Future Land Use -

- |                                |                                |
|--------------------------------|--------------------------------|
| Low Density Residential        | Light Industrial               |
| Low-Medium Density Residential | Distribution/Port Industrial   |
| Medium Density Residential     | Mixed - Residential/Commercial |
| High Density Residential       | Mixed - Residential/Industrial |
| Major Commercial               | Mixed - Town Center            |
| Retail Center                  | Recreation                     |
| Neighborhood Commercial        | Regional Park                  |
| Thoroughfare Commercial        | Private Marina                 |
| Special Commercial             | Airport                        |
| General Industrial             | Cemetery                       |
|                                | Institutional                  |

